

***Town of Meggett***  
***Council Meeting***  
 Meggett SCPA Building  
 4776 Highway 165  
 February 28, 2011– 7:00PM

**1) Roll Call and Meditation**

The meeting was called to order by Mayor Coffin. Council members present were Buster Herrington, Tommy Butler, Tom Hutto and Keith McCarty. Also present was Attorney Andy Gowder, Administrator Ellie Brabham and Planning/Zoning Administrator Gail Seabrook. The prayer was given by Council member Buster Herrington and Mayor Coffin led the Pledge of Allegiance.

**(Item 2) Approval of Minutes January 24, 2011 Meeting**

The minutes were e-mailed to all Council members prior to the schedule meeting for review and comments. A motion was made by Tommy Butler to accept the minutes as written. The motion was second by Keith McCarty and all voted to approve as written.

**(Item 3) Frontier Update (Matt Zender)**

Matt Zender reported that Frontier had a good turn out at their tent located at the intersection of Hwy 165 in Hollywood but not many residents signed up. The box at the intersection of Quigley Road, Wilson Road and Ethel P.O. Road should be connected with the Fiber cable by the end of March. The special promotion offering a free TV for those who sign up for telephone, DSL, and TV has been extended to the end of April. Mayor Coffin said his service had been connected with Frontier and he was please with the service and felt he was saving about \$100 a month from what he was paying prior. He had also received his free TV and was please with it as well.

**(Item 4) Old Business**

a. *Paving parking lot* – Tom Hutto stated modifications had been made to the scope of work that was originally submitted by Ledford so the bid document would be clear when it was put on the street for bids related to the work. It was determined that the moisture barrier was not placed under the center section of the SCPA Building because no access was to that section of the building. Now that an access door has been cut Tom asked Ellie to get Chris Wilson to place the moisture barrier in that section where it was originally left out. Other additions such as replacement of the rafters and the metal roof on the Town Hall Building along with putting a porch across the back would fall under the contract titled exterior improvements. Other contracts would be for drainage, and earthwork. Because of the many scopes of work, Andy Gowder offered to look at the contracts and put in the correct format.

b. *Annexation* – Buster Herrington inquired what the count was on the annexation. Gail Seabrook indicated that the count she had provided on the e-mail sent to him was still accurate. Buster indicated that he was surprised at the number of residents that said they did not want to annex. He asked if we still plan to have the cutoff date in March. Reply: Presently that is still the plan. At that time we will give the information to Andy and he will move forward with what he will need to do. Tommy Butler asked if those in favor of being annexed would help Jimmy Bell to be able to come in. Gail Seabrook explained that many of the residents that want to annex do not have property that is contiguous to the existing town's boundaries. Therefore unless properties owners between them and the existing boundaries decide to come into the town as well, we will not be able to annex some of the residents that have replied to annex.

c. *Playground cover* – Buster said he had talked with several suppliers and the best deal was one that offered any color of mulch for \$1000 per ton. A ton would cover an area of 1200 sq ft. with a depth of 1". Recommended coverage would be a depth of 4" which would bring it to a cost of \$4000 per 1200 sq. ft. They also sell a board that goes around the perimeter to hold in the mulch and the board sells for about \$10 per liner foot. The distributor is local but the product itself is shipped from up north. Council decided the natural color or the brown would best suit the area. In reference to the playground area, Gail Seabrook brought up again the danger of the fire hydrant that was placed in the play area especially for little ones. She asked council to consider moving it before an injury resulted from someone falling on it. Ellie Brabham confirmed that when her grandchildren had visited the park, the hydrants location prove to be in a dangerous location. Kids on the see-saw could try to jump onto the fire hydrant. Tom Hutto asked to move on to the order of business. A motion was made by Mayor Coffin to approve the purchase of the mulch for the playground area. Tom Hutto seconded the motion and all voted in favor. Ellie Brabham asked if the funds were to come out of the "Meggett 1925". Tommy Butler asked what the "special project funds" were to be used for and if this would apply for funding to come from that category. Ellie Brabham said she though the special project funds was created to help residents with such things as getting public water or other needs they may encounter. Keith McCarty said it was public money and could not be used for individuals. Council said they would review the budget and decide what area the funds would come out of.

**(Item 5) New Business**

- a) *Copies of plats from Charleston Co.* – Gail Seabrook said she had placed a copy of the letter from Charleston Co. in council’s folders indicating their willingness to work with Meggett in the review process of plats for the Meggett area. Mayor Coffin indicated that in the past we had a review process but then changed and allowed Charleston County to handle it for Meggett. A motion was made by Keith McCarty to have Meggett review the plats and follow the procedure that was set in the January 28, 2011 letter. All voted in favor.
- b) *Stop Signs being stolen* - Tom Hutto mentioned the problem with road signs being stolen in the Meggett area. Mayor Coffin said when he sees a stop sign missing, he calls 911 immediately for he feels this is very serious. Ellie Brabham also mentioned some of the street signs are missing as well. She said we had received correspondence from Charleston County saying they had changed their policy regarding street signs and now the Town would be billed for the placement of street signs. Keith McCarty and Andy Gowder both agreed that the responsibility should not fall on the Town.
- c) *Subdivision of a 4 acre tract* – Buster Herrington said he had received a letter from Sandra Brown for property that she and family members had purchase for the purpose of moving here when they retire and dividing the property into 4 lots for each family member. The property is located on School House Road and is where the old school was located. They are concern about being able to subdivide since the new zoning indicated a 2 acre minimum. She indicated that all four family members are paying for the property and ask Council’s help with allowing the division of the property to be subdivided into four lots. It was explained to Ms Brown that the present zoning would allow the property to be divided into 3 parcels under the “Sunset Provision” which would allow one 2 acre lot and two 1acre lots. Ms. Brown was also advised that she could go before the BZA and ask for a variance due to a hardship and plead her case. It would then be the decision of the BZA to either grant the request or deny. Mayor Coffin said the Town would help with the procedures to go before the BZA.

**(Item 6) Miscellaneous Reports (Ellie Brabham)**

- a. *Advertising on web pages* – Ellie said she had put information in council’s folders from the Municipal Association for a survey they were taking asking the different towns what they thought about posting meeting notices on their web page instead of having to place adds in the news paper. Every town but one thought this was a good idea. Ellie expressed that she thought this would promote more interest in our web page as well as save the Town a lot of money.
- b. *Election filing* – The closing for the candidates to register is March 4<sup>th</sup>.
- c. *News Letter* – Ellie said she had wanted to put information in the news letter about the candidates so the community would know something about who was running. Keith McCarty said he was against doing that.
- d. *April in Meggett* – The arts and crafts festival is scheduled for the second Saturday in April and donations are needed for the silent auction.
- e. *Fluid Logistics Contract* – Their rental contract is up and they would like to renew for another six months. They have requested the 6 months because they are growing fast.
- f. Next council meeting will be on March 28 at 7:00PM.

**Upcoming Meetings Scheduled:**

March 4		Election Filing closes
March 28	7:00	Council Meeting

**(Item 7) Public Comments**

Buster Herrington said they had a cleanup day for the house that had destroyed by fire. Eighteen volunteers assisted in the removal of the debris and the demolition. Jack and Bill Meeks brought their equipment to help with the demolition. The Exchange Club provided lunch and some of the neighbors brought sandwiches and drinks. Mike Taylor made the arrangements for the delivery of the three dumpsters and Rebuilding Together agreed to pay the fees for the dumpsters. All the efforts put in by the community and volunteers were greatly appreciated.

Mayor Coffin said that the Meals on Wheels wanted to have a table at the April in Meggett Festival. Ellie said that would be fine and if they would contact her she would fill out the information.

Ellie Brabham asked for a clear understanding of how Council wanted her to handle the street sign issue. Keith McCarty said the road signs should be replaced at no cost to the Town. Tax revenue from the State and County would cover the cost for road signs. As far as the Street signs just ask for documentation that requires the Town to pay for street signs.

**(Item 8) Public Comments**

Matt Zender said that Jimmy Bell was to go before Charleston County Planning Commissions to request a rezoning for the property at Hwy 174 and Little Britton Road tomorrow at 6:00PM. Anyone that would like to attend and speak on his behalf would be helpful in support of his request.

With no further comments, Mayor Coffin asked for a motion to go into executive session to talk about a contractual matter. Tommy Butler made the motion and Keith McCarty seconded the motion. The public meeting session was closed.

**Public Council Meeting reopen**

After the executive session closed, the council meeting was reopen. A motion was made by Tom Hutto to enter into the purchase agreement contract to buy Walnut Hill property. This is a 156 acre tract located at Highway 174 and Little Britton Road. The Town will purchase the property in accordance with the contract and in consideration that we will be paid back 2.65 million from the Charleston County Greenbelt Fund. Tommy Butler seconded the motion but had a question regarding the name. Was the name listed on the contract as one of the sellers, William A. Edwards or William E. Edwards? Attorney Gowder said he would verify and make the correction. Mayor Coffin asked for discussion. With no further discussion, council voted in favor to move forward with the purchase of the property.

Mayor Coffin asked for a motion to adjourn. The motion was made, seconded and meeting was adjourned

*Submitted by Zoning and Planning Administrator: Gail Seabrook*